091.A	0003	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	757,300	/	757,300
USE VALUE:	757,300	/	757,300
ASSESSED:	757,300	/	757,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
157		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUANG CHUNHUI
Owner 2:	DONG HUIJUN
Owner 3:	
Street 1:	157 WOODSIDE LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHIOCCARIELLO JOHN B--ETAL -
Owner 2:	CHIOCCARIELLO JACQUELINE M -
Street 1:	157 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,128 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1968, having primarily Wood Shingle Exterior and 1928 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6128.000	334,600		422,700	757,300
Total Card	0.141	334,600		422,700	757,300
Total Parcel	0.141	334,600		422,700	757,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.89 | /Parcel: 392.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 091.A-0003-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	334,600	0	6,128.	422,700	757,300	757,300	Year End Roll	12/18/2019
2019	101	FV	254,600	0	6,128.	428,700	683,300	683,300	Year End Roll	1/3/2019
2018	101	FV	240,900	0	6,128.	320,000	560,900	560,900	Year End Roll	12/20/2017
2017	101	FV	224,400	0	6,128.	289,800	514,200	514,200	Year End Roll	1/3/2017
2016	101	FV	224,400	0	6,128.	277,800	502,200	502,200	Year End	1/4/2016
2015	101	FV	220,100	0	6,128.	235,500	455,600	455,600	Year End Roll	12/11/2014
2014	101	FV	220,100	0	6,128.	223,400	443,500	443,500	Year End Roll	12/16/2013
2013	101	FV	220,100	0	6,128.	212,600	432,700	432,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHIOCCARIELLO J	69675-189		7/27/2017		753,000	No	No		
JABRE JOE/ETAL	23299-272		6/14/1993		187,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2011	1356	Manual	5,090					reframe steps with
11/12/2008	1369	Redo Kit	16,298					

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2017	Measured	DGM	D Mann
4/27/2009	Measured	372	PATRIOT
3/31/2000	Inspected	276	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6128		Sq. Ft.	Site		0	70.	0.99	5									422,689						422,700	

Total AC/HA: 0.14068 | Total SF/SM: 6128 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,689 | Spl Credit | Total: 422,700

PRINT

Date	Time
12/10/20	22:05:59

LAST REV

Date	Time
05/24/18	14:37:26

apro

PAT ACCT. 7465

User Acct: 129248
GIS Ref:
GIS Ref:
Insp Date: 04/10/17

!7465!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	129248
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	411081
Depreciation:	76461
Depreciated Total:	334620

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

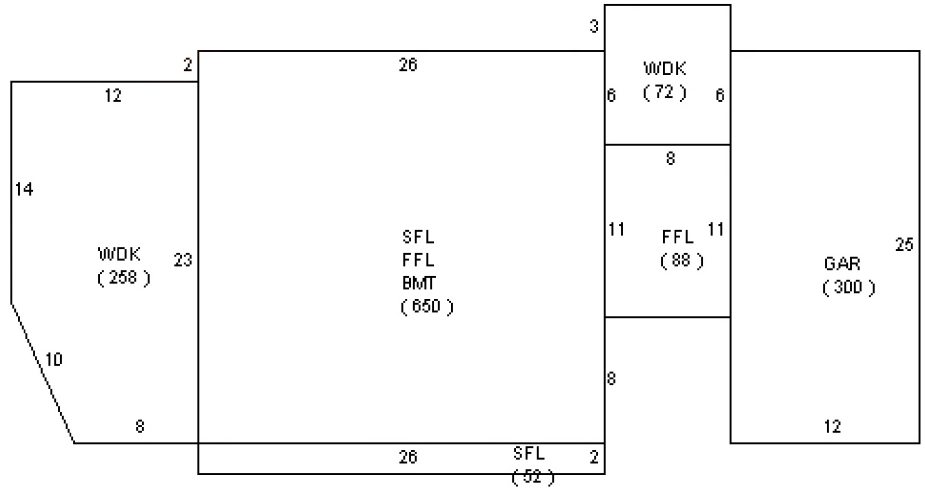
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	182.23
Special Features:	0	Val/Su Net:	123.01
Final Total:	334600	Val/Su SzAd	232.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	738	182.230	134,487
SFL	Second Floor	702	182.230	127,927
BMT	Basement	650	92.600	60,188
WDK	Deck	330	9.030	2,980
GAR	Garage	300	23.330	6,999

Net Sketched Area:	2,720			Total:	332,581
Size Ad	1440	Gross Are	2720	FinArea	1928

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.A-0003-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	